

Internal Revenue Service

Department of the Treasury

District
Director

Date: JUN 9 1987
Person to Contact:

Contact Telephone Number:

Refer Reply to:

CERTIFIED MAIL

Dear Applicant:

We have considered your application for recognition of exemption under section 501(c)(20) of the Internal Revenue Code.

The evidence presented disclosed that the [REDACTED]
was executed on [REDACTED].

The purposes for which the Trust was formed are as follows:

To exercise, manage, administer and dispose of all of the rights in and to the common areas and facilities (the "Common Areas and Facilities") of the [REDACTED] (the "Condominium") established by a Master Deed (the "Master Deed"), of even date herewith and recorded herewith, which are under the provisions of [REDACTED] General Laws Chapter [REDACTED], as amended, ("Chapter [REDACTED]") exercisable by the organization of unit owners of the Condominium and all property, real and personal, tangible and intangible, conveyed to or held by the Trustees hereunder shall vest in the Trustees, in trust, for the benefit of the owners of record from time to time (the "Unit Owners" or "Owners") of the units (the "Units") of the Condominium according to the allocation of undivided beneficial interest in the Common Areas and Facilities set forth in Article IV hereof, and (b) in accordance with the provisions of Chapter [REDACTED]. This Trust is the organization of Unit Owners established pursuant to the provisions of Section 10 of Chapter [REDACTED] for the purposes therein set forth.

The future activities of the Trust will be to collect monthly condominium fees, and pay for insurance, repairs, improvements, maintenance and supplies for the building. The building has three units.

The activity code on your Application 1024 is 401, indicating you are a Homeowners' Association.

Section 501(c)(20) of the Code provides for the exemption from Federal income tax of organizations or trusts created or organized in the United States, the exclusive function of which is to form part of a qualified group legal services plan or plans, within the meaning of section 120.

Your trust will not be part of a qualified group legal services plan or plans. Accordingly, we conclude that you do not meet the requirements for exempt status under section 501(c)(20) of the Code and propose to deny your request for exemption under that section.

We have also determined that you fail to qualify for exempt status under any other subsection of IRC 501(c).

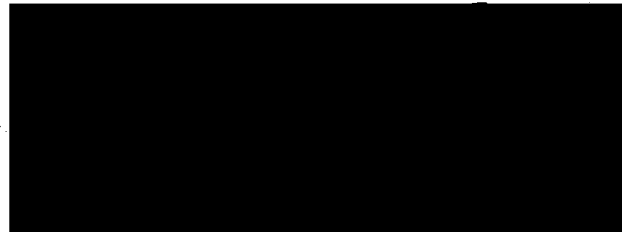
It appears that your organization may elect to file under section 528 to receive certain tax benefits which, in effect, permit the exclusion of exempt function income from gross income. The election to file under section 528 is to be made by filing Form 1120-H, U.S. Income Tax Return for Homeowners Associations. However, if you do not elect to file under section 528, you are required to file Federal income tax returns on Form 1120.

You are required to file a taxable return Form 1120 or 1041 with the District Director of Internal Revenue Service. Please send the return to the Internal Revenue Service, P.O. Box 1680, General Post Office, Brooklyn, NY 11202.

If you do not agree with this determination, you may protest in accordance with the enclosed instructions within 30 days.

Protests submitted which do not contain all the documentation stated in the instructions will be returned for completions.

If we do not hear from you within that time, this determination will become final.



District Director

Enclosure: Publication 892